171.0	0003	0013.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,154,400	/	1,154,400
USE VALUE:	1,154,400	/	1,154,400
ASSESSED:	1,154,400	/	1,154,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALFARO-FRANCO SARA M &
Owner 2:	HERSH RUTH E
Owner 3:	
Street 1:	14 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALFARO-FRANCO SARA M -
Owner 2:	-
Street 1:	14 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .258 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Clapboard Exterior and 2739 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	11250.000	617,400	6,800	530,200	1,154,400
Total Card	0.258	617,400	6,800	530,200	1,154,400
Total Parcel	0.258	617,400	6,800	530,200	1,154,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.45 | /Parcel: 421.45

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	113479
GIS Ref	
GIS Ref	
Insp Date	06/14/18

!13260!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171.0-0003-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	617,400	6800	11,250.	530,200	1,154,400		Year end	12/23/2021
2021	104	FV	590,100	6800	11,250.	530,200	1,127,100		Year End Roll	12/10/2020
2020	104	FV	589,900	6800	11,250.	530,300	1,127,000	1,127,000	Year End Roll	12/18/2019
2019	104	FV	441,100	6800	11,250.	530,300	978,200	978,200	Year End Roll	1/3/2019
2018	104	FV	424,700	6800	11,250.	469,700	901,200	901,200	Year End Roll	12/20/2017
2017	104	FV	398,600	6800	11,250.	393,900	799,300	799,300	Year End Roll	1/3/2017
2016	104	FV	398,600	6800	11,250.	393,900	799,300	799,300	Year End	1/4/2016
2015	104	FV	355,700	6800	11,250.	340,900	703,400	703,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:35:07

LAST REV

Date	Time
07/24/18	12:55:46

apro

TAX DISTRICT | PAT ACCT. 13260

USER DEFINED

Prior Id # 1:	113479
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALFARO-FRANCO S	68547-400		12/7/2016	Convenience	99	No	No		
CAPOLUPO MICHAE	30991-142		12/23/1999	Family	420,000	No	No		
	12812-725		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/21/2016	309	Add Bath	67,200					Add bath+dormer
9/9/1997	526	Manual	2,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2018	MEAS&NOTICE	BS	Barbara S
11/8/2008	Measured	294	PATRIOT
12/28/1999	Mailer Sent		
12/16/1999	Measured	243	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		11250		Sq. Ft.	Site		0	70.	0.67	8									530,247						530,200	

Total AC/HA:	0.25826	Total SF/SM:	11250	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	530,247	Spl Credit		Total:	530,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05729246
Const Adj.:	1.00989902
Adj $ / SQ:	192.197
Other Features:	129500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	758494
Depreciation:	141080
Depreciated Total:	617414

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 13		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	7	2	
Totals			
2	13	4	

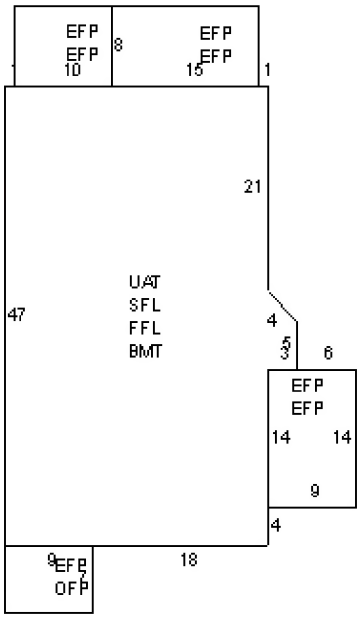
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.20
Special Features:	0	Val/Su Net:	124.30
Final Total:	617400	Val/Su SzAd	239.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,289	57.660	74,322
FFL	First Floor	1,289	192.200	247,741
SFL	Second Floor	1,289	192.200	247,741
EFP	Enclos Porch	715	31.340	22,408
UAT	Upper Attic	322	105.710	34,064
OFP	Open Porch	63	43.110	2,716

Net Sketched Area:	4,967			Total:	628,992
Size Ad	2578	Gross Area	5934	FinArea	2739

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171.0-0003-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X27	A	AV	922	19.21	T	40	104			6,800			6,800

More: N	Total Yard Items:	6,800	Total Special Featues:		Total: 6,800